

Downtown Development District Board of Commissioners Meeting
Ronald E. Gardner Board Room
Tuesday, August 5, 2025– 3:00 PM
In Person
201 St. Charles Avenue, Suite 3912

Meeting called to order at 3:06 p.m. Roll taken, Quorum present.

Members' Present: Chair Chris Ross, Treasurer William Bradshaw, Secretary Scott Polakoff, Jr. Commissioner Gregory Curtis, Commissioner Edwin Murray, Commissioner David Piscola, Commissioner Frank Zumbo,

Members Absent: Commissioner Kenny Rubenstein, (via zoom), Vice-Chair Alex Glaser, Commissioner Miles Tully, Commissioner Ryan King, (via zoom)

Staff/Counsel Present: Michael McKnight, CFO,

Notice: The time, location, and agenda had been adequately and publicly noticed

Call for Public Input Cards: N/A

Public Comments: N/A

Action Items:

1. Approval of Meeting Minutes from June 16, 2025, Board Meeting – **Action Item***
2. Resolution No. 25-06 – Amending the Procurement Policies & Procedures – **Action Item***
3. Approval of May 2025 Financial reports – **Action Item***
4. Approval of June 2025 Financial reports – **Action Item***
5. Approval of 2025 Budget Re-forecast – **Action Item***

Approval of Meeting Minutes June 16, 2025, Board Meeting:

Motion to approve June 16, 2025, meeting minutes by Treasurer Bradshaw. Second by secretary Polakoff. Motion carried.

Resolution no. 25-06 Amending the Procurement Policies & Procedures:

The resolution amends procurements policies, increasing micro purchase threshold from \$2,499 to \$10,000 and allowing informal public works bids up to \$150K. Resolution was read in full and adopted.

May 2025 Financial Status Report:

Michael McKnight, CFO (complete financial report is in the board packet), May 2025 financial report shows revenue of \$9.5M versus budget of \$4.2M; Expenses align with budget at \$3.9M, but large cleaning costs raised concerns. It was an additional cost for Mardi Gras cleaning.

Motion to approve May 2025 Financial Report by Commissioner Piscola. Second by Treasurer Bradshaw. Motion carried.

Note: In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) the Board of Commissioners of the DDD may go into Executive Session to discuss legal or personnel matters.

June 2025 Financial Status Report:

June 2025 financial report was tabled due to a discrepancy identified – YTD actual should be \$10,203,092 vs reported \$9.5M, creating approximately \$400K gap requiring reconciliation. Decision tabled for review at the Finance Committee at the end of August before the September board meeting.

- Michael will verify excel spreadsheet formulas that are causing YTD errors in the June financial report.
- Michael will analyze administrative budget variance and large annual expenses affecting monthly tracking.

Thank to Michael, Dae, and Tempestt the DDD 2024 Audit submitted on time with no findings.

Approval of 2025 Budget Re-forecast

The commissioners held a robust discussion. Decision tabled for September.

Note:

- Some board members' terms are expiring on August 8, 2025. The nominating agencies are aware of the openings.
- Treasurer Bradshaw will have a conflict attending meetings due to his teaching schedule.
- A reminder email with link will be sent to commissioners for them to complete ethics training and file financial disclosures. Former commissioners must file reports for time served even after rolling off.
- Discussion about a September board retreat for strategic planning with February 2026 final strategic plan consideration and adoption.
- Millage renewal planning – DDD millage expires at the end of 2028/beginning of 2029. It requires legislative and voter approval. Election timing options are the following:
 - 2026-Congressional midterms
 - 2027-Gubernatorial
 - 2028 Presidential election cycles
- An informal committee will be needed for political consultation, legal/financial and general strategy development.
- Jeanne Nathan contract issue resolved after several meetings.
- Chuck Bourg to submit monthly infrastructure defect reports to the Quality-of-Life Committee and share with the board. Continue clean team quality assurance data collection and schedule an August performance review meeting.
- Chair Ross will email all commissioners requesting volunteers for millage renewal working group.
- Chair Ross wot work with Seth and Fancia to poll board for meeting time adjustments due to Treasurer Bradshaw teaching schedule conflict.

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Presidents Report:

- New weed abatement schedule implemented.
- DDD has new signage ‘DDD Work in Progress’ deployed during contract work, including Canal St. palm tree maintenance – palm fruits and fronds removed, anti-bronzing treatment implemented.
- Clean team continues to document defects and reports the issues to the city public works department.
- Private Security Services RFP – 5 responses received and are being scored by the committee for recommendation to the Board at the September meeting.
- DDD received a grant award of \$10K, from the Office of Criminal Justice for new ranger equipment including 3 bicycles and radios.
- Seth touched on the presentation by Nathaniel Fields, Director of Homeless Services and Strategy, City of New Orleans. The city’s strategy for homelessness includes multi-agency coordination for the homeless with the public safety rangers, police detail, quality of life officer and the clean team.
- There are ongoing meetings with FQMD and the 8th District which focus on quality-of-life issues, illegal vending, towing enforcement, and potential enforcement zones at Exchange Place.
- Economic held a Brokers roundtable in June.
- 18 Property owners meeting was held at 1615 Poydras Rene Pastorek and Tyler Correa provided a DDD core service overview.
- DDD presented at Celebrate Canal quarterly meeting. Discussed Q2 market report completion.
- New business openings – Cary Kitchens and Batter Bakery ribbon cuttings completed in partnership with the Chamber.
- Through Senator Royce Duplessis DDD was awarded 100K for Biodistrict lighting strategy implementation.
- Youth for NOLA DDD had a 5- week program with 2 high school students.
- Cleaner, Safer, Stronger messaging adopted as core DDD brand message. Billboard campaign launched across 3 billboards with Lamar advertising across Orleans and Jefferson parishes.
- There is an updated 50th Anniversary logo created. DDD NOLA Awards nominations celebration tentatively set for November 20, 2025.
- Katrina 20th Anniversary data complied showing \$10+billion real estate development downtown, doubled residential population. There will be a media push through partnership with New Orleans & Company.
- DDD will host mayoral forum on September 10, 2025, at Pan American Life Center. Norman Robinson will moderate.
- Jared and Esther will investigate airport advertising opportunities.

Old Business: N/A

New Business: N/A

Executive Session: In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) and guidance provided by the Louisiana Attorney General’s Office, the Board of Commissioners of the DDD will receive and discuss legal advice from counsel pertaining to DDD’s Option for Extension of the Agreement for Sidewalk Cleaning & Public Space Maintenance Services

In accordance with the provisions of the Louisiana Open Meetings Law (La. R.S. 42:11 et seq.) the Board of Commissioners of the DDD may go into Executive Session to discuss legal or personnel matters.

Between the Downtown Development District of the City of New Orleans and Henry Consulting, LLC, that is confidential and protected. Motion to enter Executive Session by Treasurer Bradshaw. Second by Commissioner Zumbo. Motion carried. Roll was called to enter Executive Session. Quorum met. Roll was called to come out of Executive Session. Quorum met. No action was taken.

Adjournment: Motion to adjourn by Treasurer Bradshaw. Second by Commissioner Piscola. Motion carried.